



# City of Chicago



O2020-1899

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	4/22/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 12-I at 4800-4858 S Western Ave and 2401-2559 W 48th St - App No. 20392
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#20392  
Intro date  
April 22, 2020

**ORDINANCE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

SECTION 1: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the M2-2 Light Industry District and C1-2 Neighborhood Commercial District symbols and indications as shown on Map No. 12-I in the area bounded by

West 48<sup>th</sup> Street; South Western Avenue; a line 617.85 feet south of and parallel to West 48<sup>th</sup> Street; a line 200 feet west of and parallel to South Western Avenue; a line 597.85 feet south of and parallel to West 48<sup>th</sup> Street; a line 1,281.73 feet west of and parallel to South Western Avenue; the south and east line of Rockwell Street as dedicated; the east line of Rockwell Street as dedicated;

to the designation of POS-1 Parks and Open Space District and a corresponding use district is hereby established in the area above described.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all POS-1 Parks and Open Space District symbols and indications established in Section 1 above to the designation of Planned Development No. \_\_\_\_\_, which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached herewith and made a part hereof and to no others.

SECTION 3: This Ordinance shall be in force and effect from after its passage and due publication.

Common Address: 4800-4858 South Western Avenue; 2401-2559 West 48<sup>th</sup> Street, Chicago, Illinois

## PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number No. \_\_\_\_\_, (“Planned Development”) consists of approximately 758,722 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Chicago Park District.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant’s successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

Applicant: CHICAGO PARK DISTRICT  
Address: 4800-4858 SOUTH WESTERN AVENUE; 2401-2559 WEST 48<sup>TH</sup> STREET  
Introduced: APRIL 15, 2020  
Plan Commission

- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of sixteen (16) Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; a Ground Level Plan; an Upper Level Plan; a Roof Level Plan; a Landscape Plan; and Building Elevations (North, South, East and West) prepared by John Ronan Architects and dated April 15, 2020, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development No. \_\_\_\_\_: office; day care; arboretums and botanical gardens; band shells and outdoor theaters; batting cage; bowling alley; community center, recreation building and similar assembly use; community garden; composting; conservatories and greenhouses; dog park; driving range; forest or nature preserve; ice skating rink (indoor and outdoor); miniature golf; passive open space; playgrounds including water play areas; playing courts; playing fields (indoor and outdoor); skate park; swimming pools; tennis courts (indoor and outdoor); trails for hiking, bicycling, or running; cultural exhibits and libraries; food and beverage retail sales including incidental liquor sales; eating and drinking establishments including incidental liquor sales; field house, locker rooms or other similar buildings that support primary outdoor recreation areas; off-street parking, accessory and non-accessory; restrooms; storage and maintenance areas/buildings; wireless communication facilities co-located and freestanding; utilities and services, major and minor; entertainment and spectator sports including indoor special event including incidental liquor sales, small venue and medium venue including incidental liquor sales, banquet or meeting hall including incidental liquor sales; sports and recreation, participant, including outdoor, indoor, and children's play center; and all other accessory and related uses.

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6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 758,722 square feet and a base FAR of 0.19.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. Prior to Part II Approval (Section 17-13-0610 of the Chicago Zoning Ordinance), the Applicant shall submit a site plan, landscape plan and building elevations for the specific project for review and approval by the Department of Planning and Development (DPD). Review and approval by DPD is intended to assure that specific development components substantially conform with the Planned Development (PD) and to assist the City in monitoring ongoing development. Site Plan Approval Submittals (Section 17-13-0800) need only include that portion of the Property for which approval is being sought by the Applicant. The site plan provided shall include all dimensioned and planned street Rights-of-Way.

No Part II Approval for any portion of the Property shall be granted until Site Plan Approval has been granted. Following approval by DPD, the approved Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the PD. This planned development constitutes Site Plan Approval for the proposed Chicago Park District Headquarters.

After approval of a Site Plan, changes or modifications may be made pursuant to the provisions of Statement No. 13. In the event of any inconsistency between approved plans and the terms of the PD, the terms of the PD shall govern. Any Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and,
- statistical information applicable to the subject property, including floor area, the applicable floor area ratio, uses to be established, building heights and setbacks.

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- Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the PD.

11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the

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project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to M2-2 and C1-2.

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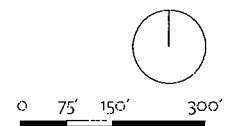
## **BULK REGULATIONS AND DATA TABLE**

NET SITE AREA:	758,722 s.f.
AREA IN PUBLIC RIGHT OF WAY:	125,765 s.f.
GROSS SITE AREA:	884,487 s.f.
MAXIMUM FAR:	0.19 (144,200 s.f.)
MAXIMUM BUILDING HEIGHT:	46 feet
MINIMUM PARKING SPACES:	200
MINIMUM LOADING SPACES:	1
MINIMUM BICYCLE PARKING SPACES:	80
SETBACKS:	
FRONT YARD:	in accordance with site plan
REAR YARD:	in accordance with site plan
SIDE YARDS:	in accordance with site plan



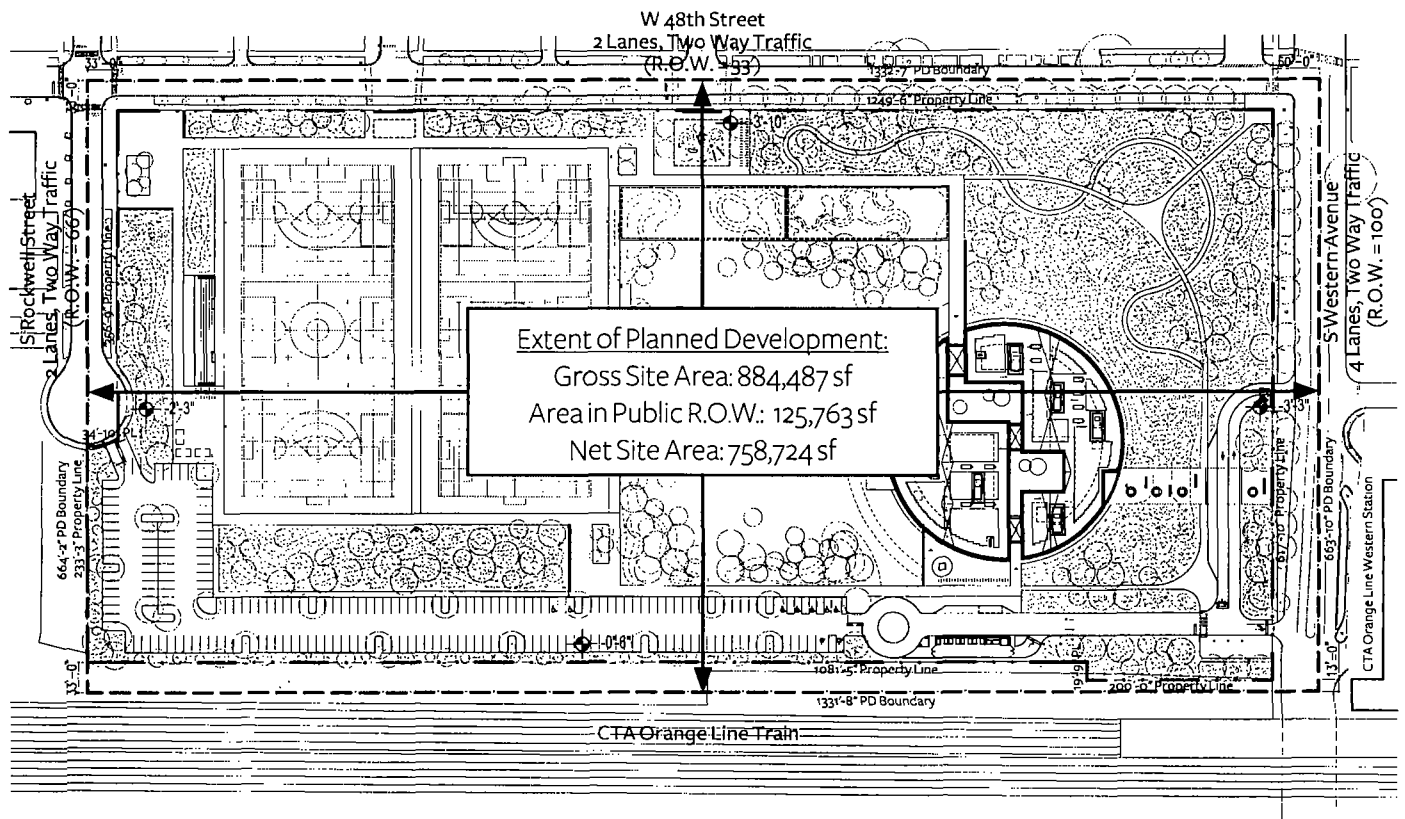


— . . — Property Line (Net Site Area)  
 — — — — Planned Development Boundary Line  
 (Gross Site Area)



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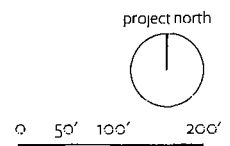




## PLANNED DEVELOPMENT BOUNDARY LINE MAP

### Drawing Legend:

- · · — Property Line (Net Site Area)
- Planned Development Boundary Line (Gross Site Area)
- PD Area in the Public Right of Way



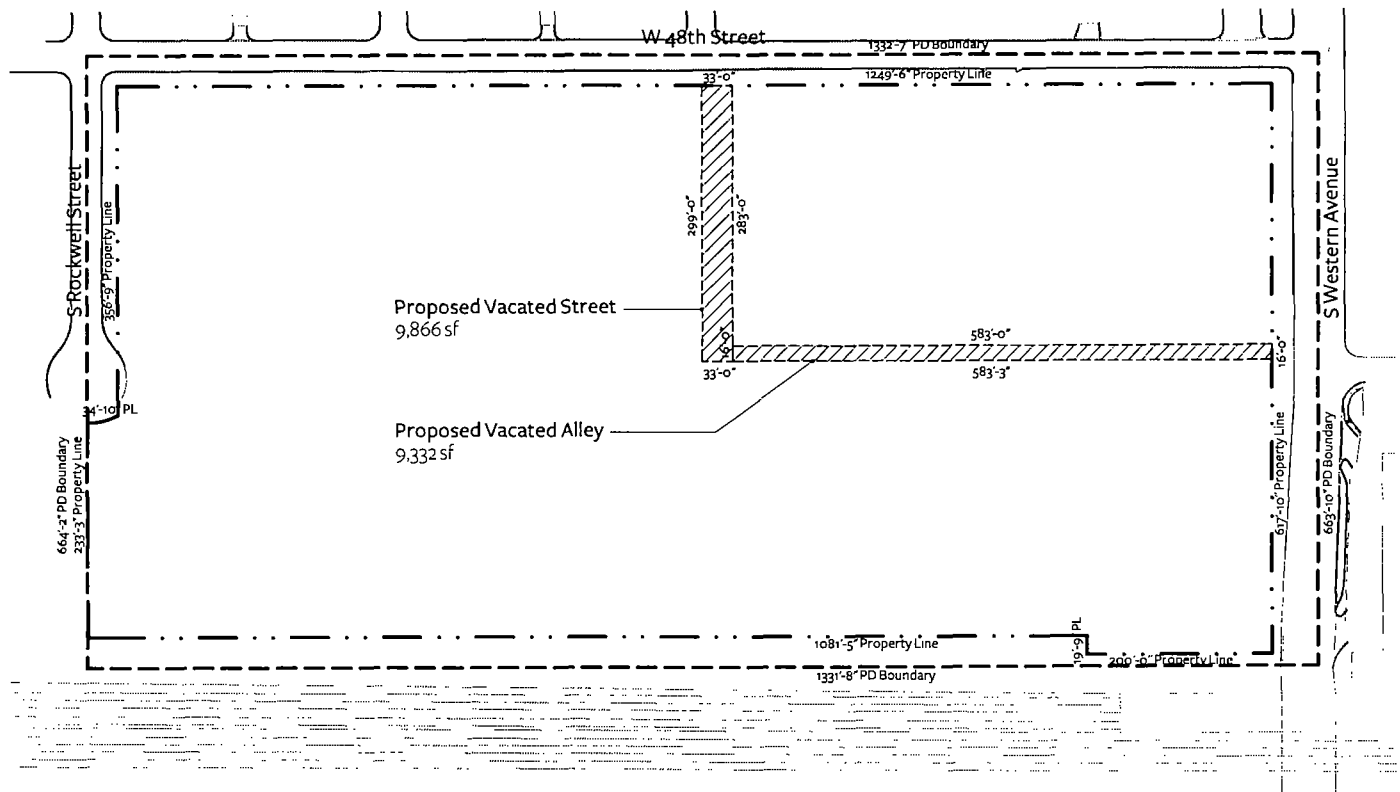
APPLICANT CHICAGO PARK DISTRICT

PLANNED DEVELOPMENT #XXXX  
CHICAGO PARK DISTRICT - PARK 596

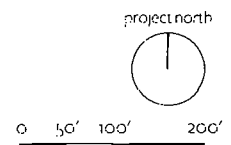
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## RIGHT-OF-WAY ADJUSTMENT



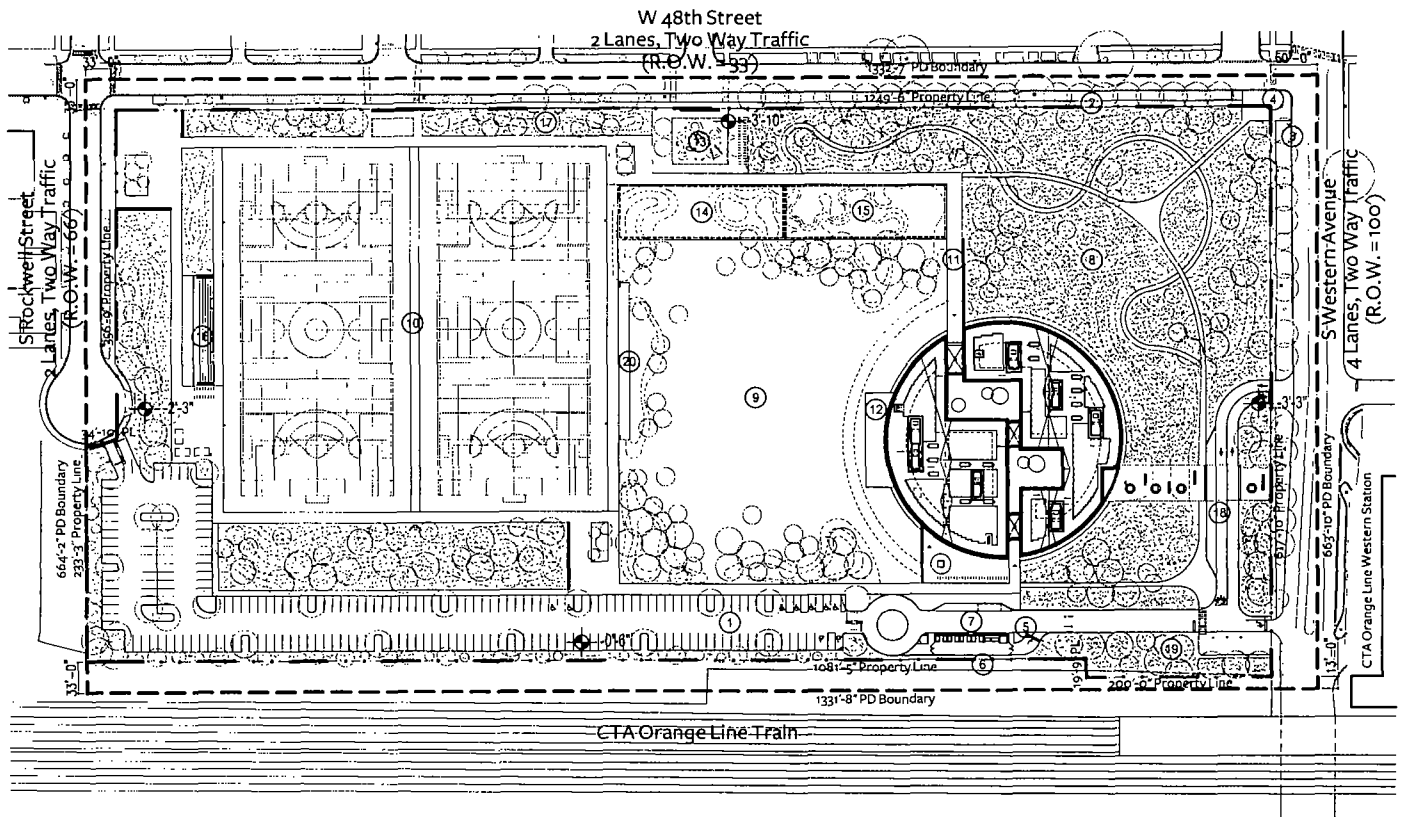
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PLANNED DEVELOPMENT #XXXX  
CHICAGO PARK DISTRICT - PARK 596

4830 S Western Avenue, Chicago, Illinois, 60609

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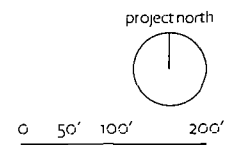
## SITE PLAN

### Keynote Legend:

- 1 Parking Lot 200 Spaces  
(Includes 9 Accessible Spaces)
- 2 Existing Sidewalk
- 3 Existing Street Light
- 4 Existing Fire Hydrant
- 5 New Fire Hydrant
- 6 Trash Enclosure
- 7 Gas Meter and Transformer on Concrete Pad
- 8 Meadow with Path
- 9 Grand Lawn
- 10 Artificial Turf Field
- 11 New Concrete Path with Intermittent Plazas
- 12 Club Room Terrace
- 13 Spray Pool
- 14 Playground
- 15 Nature Play
- 16 Grandstand with Equipment Storage
- 17 Bermed Perimeter Landscape
- 18 Passenger Drop-Off
- 19 Flagpoles
- 20 Stage/Concrete Pad for Deployable Bleachers

### Drawing Legend:

- Property Line (Net Site Area)
- Planned Development Boundary Line (Gross Site Area)
- Proposed Street Tree in Flush Tree Grate Mature Height Over 30', Installation Size 4" Caliper or Larger
- Ornamental Tree



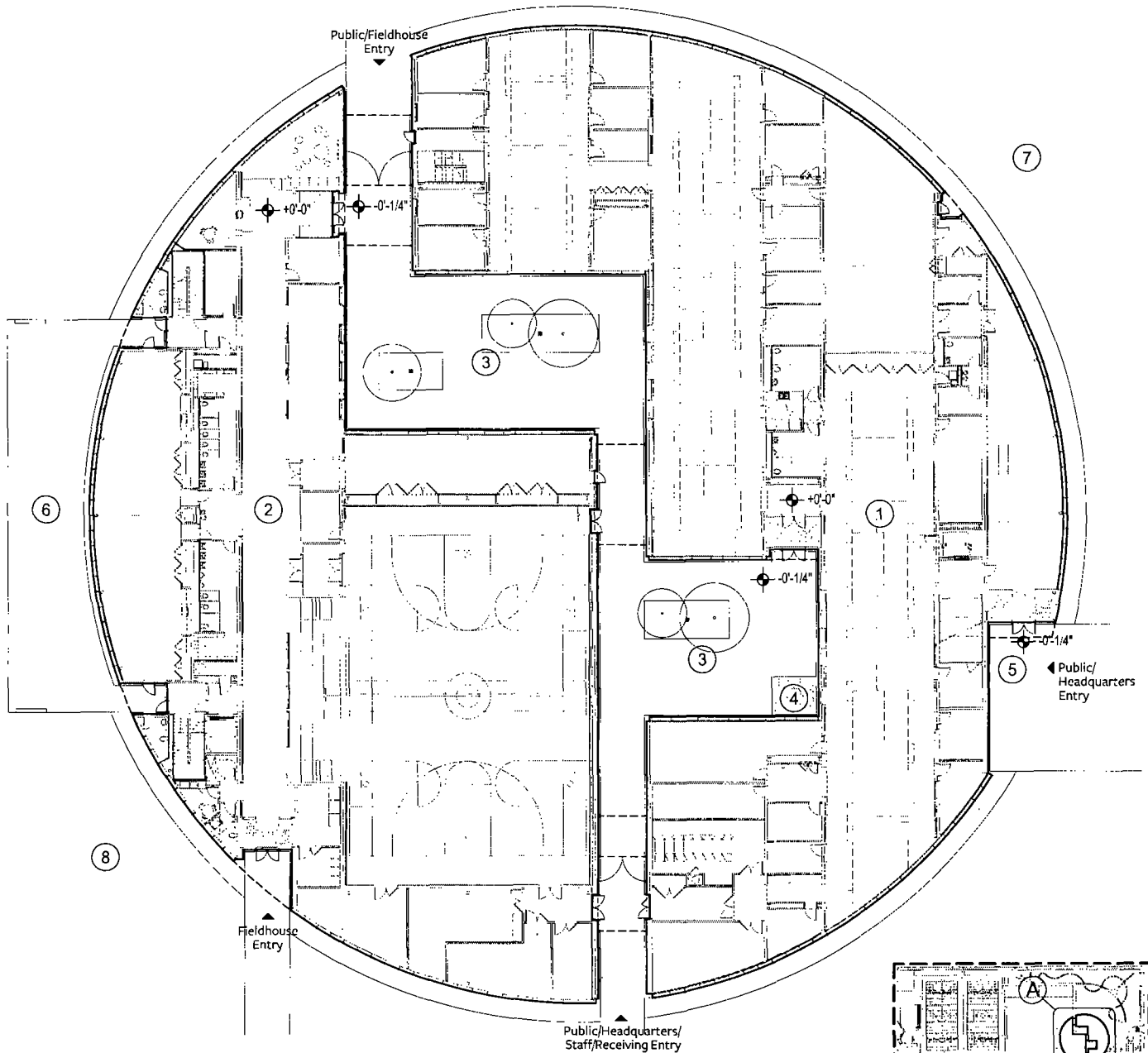
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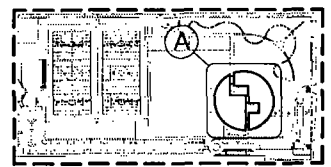
## A. GROUND LEVEL PLAN

### Keynote Legend:

- 1 Headquarters
- 2 Fieldhouse
- 3 Courtyard
- 4 Water Feature
- 5 Headquarters Entry Plaza
- 6 Club Room/Terrace
- 7 Meadow
- 8 Grand Lawn

### Drawing Legend:

- Property Line (Net Site Area)
- - - Planned Development Boundary Line (Gross Site Area)
- Ornamental Tree



Key Plan

project north



0 10' 20' 40'

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CHICAGO PARK DISTRICT - PARK 596

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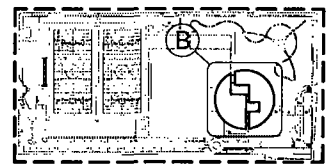
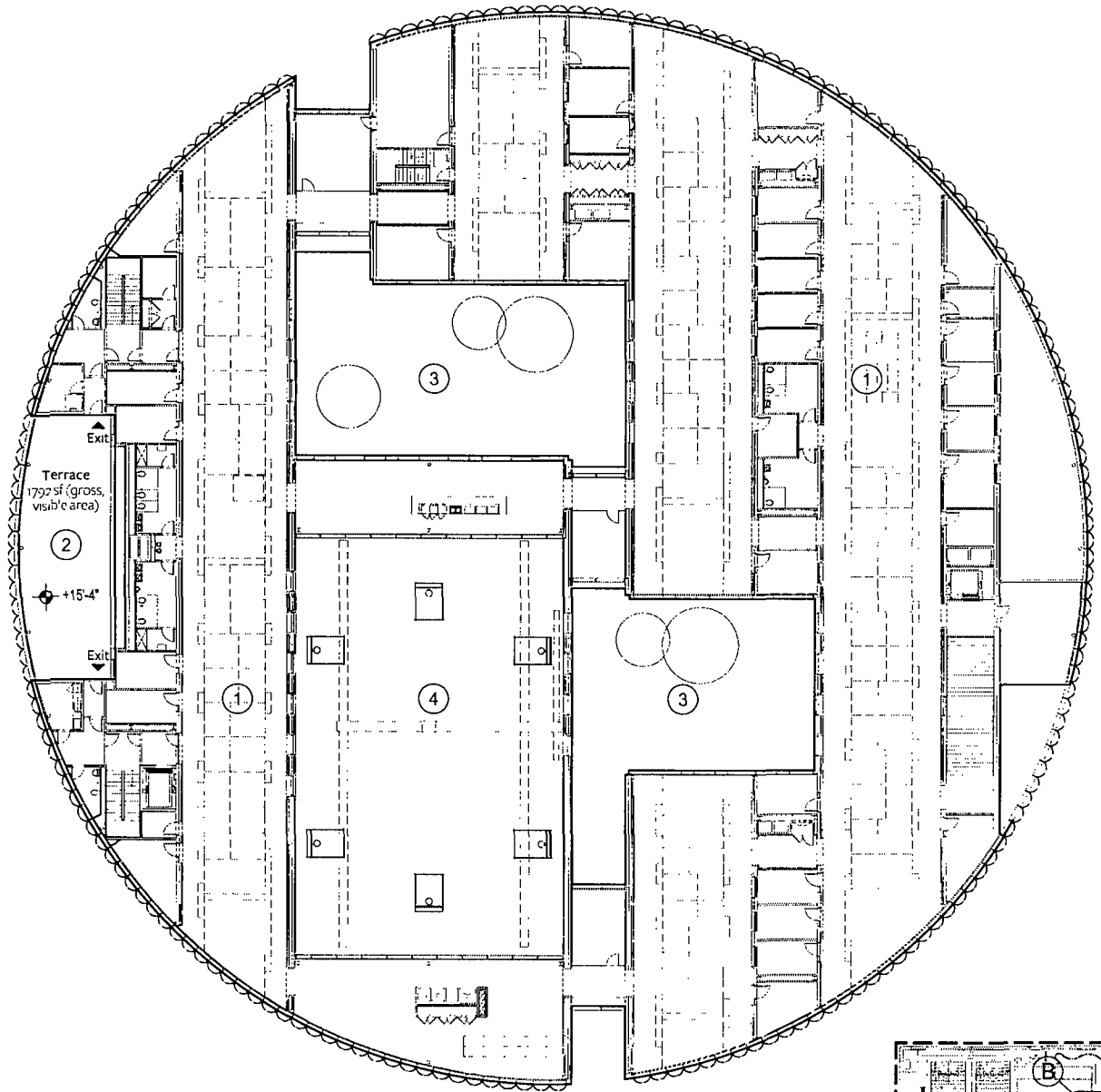
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Key Plan

## B. UPPER LEVEL PLAN

### Keynote Legend:

- 1 Headquarters
- 2 Terrace
- 3 Open to Courtyard Below
- 4 Open to Gym Below

### Drawing Legend:

- Property Line (Net Site Area)
- - - Planned Development Boundary Line (Gross Site Area)
- Ornamental Tree

project north



0 10' 20' 40'

APPLICANT CHICAGO PARK DISTRICT

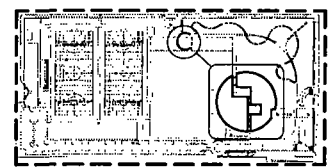
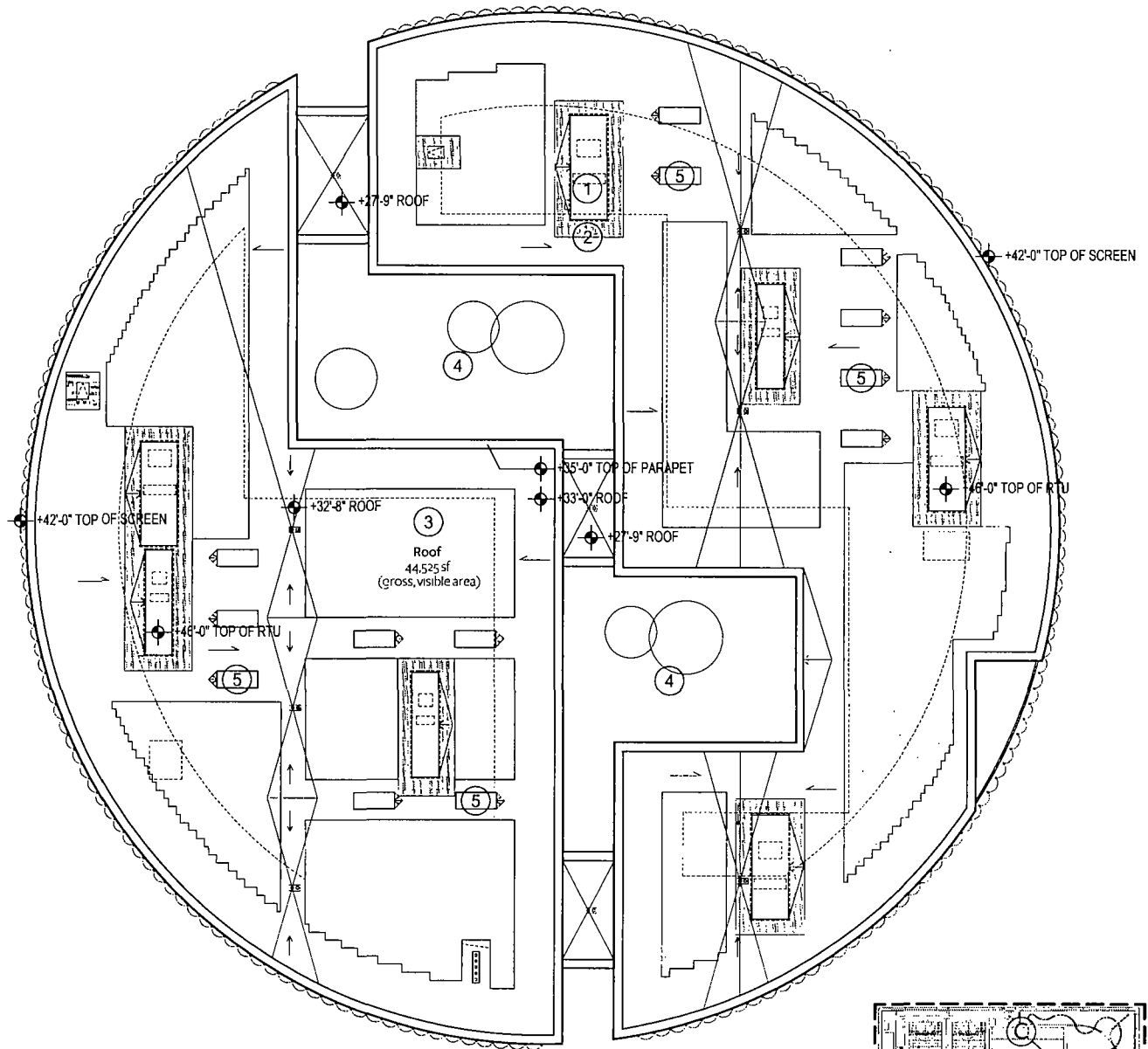
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Key Plan

## C. ROOF LEVEL PLAN

### Keynote Legend:

- 1 Roof Top Unit
- 2 Roof Membrane Walkway Pad
- 3 Green Roof Trays
- 4 Open to Courtyard Below
- 5 Skylights

### Green Roof Calculations:

Net Roof Area	44,525 sf
Roof Area Required for Roof Top Units, Skylights, Roof Hatches, Roof Drains, Maintenance Paths/Working Areas	29,392 sf
Green Roof Area	15,133 sf
Green Roof Percentage	100%

### Drawing Legend:

- Property Line  
(Net Site Area)
- - - Planned Development Boundary Line  
(Gross Site Area)
- Ornamental Tree

project north



0 10' 20' 40'

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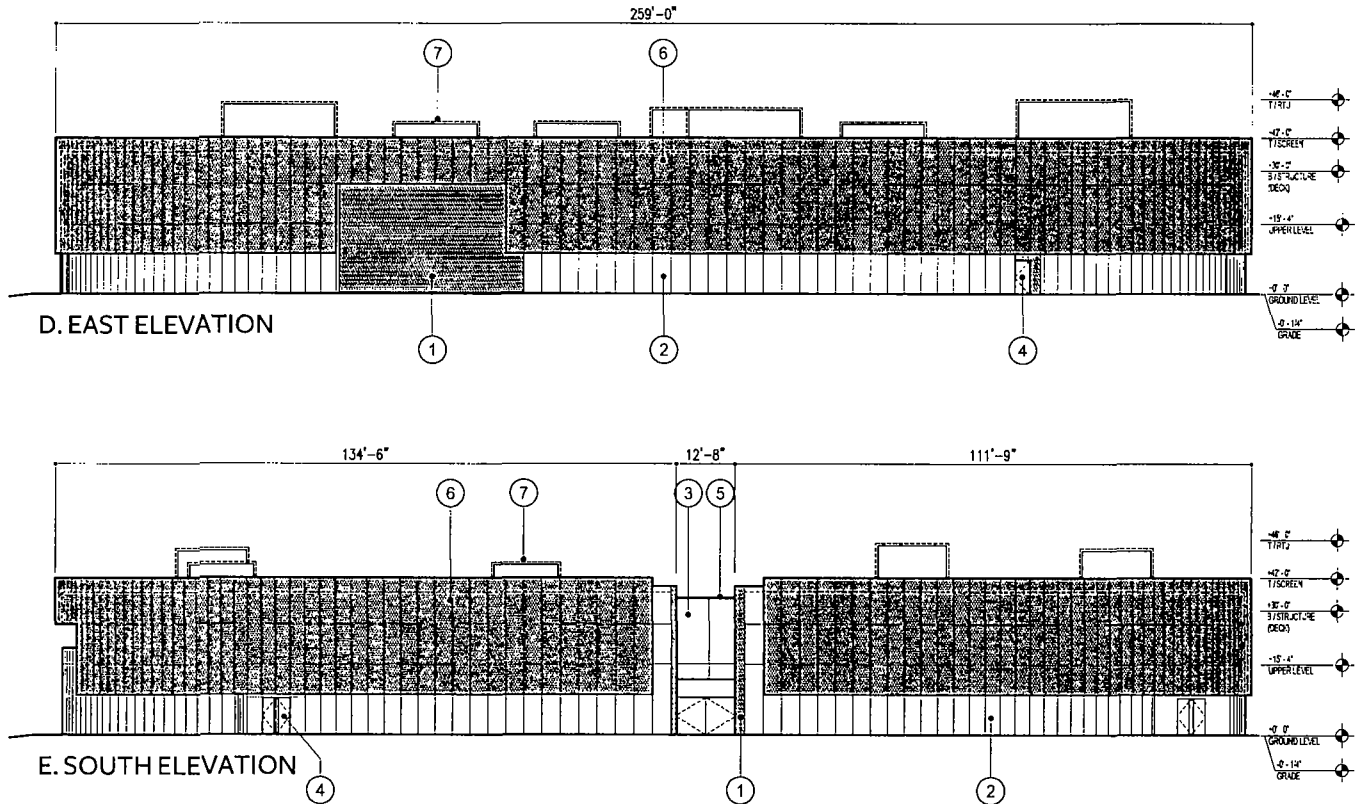
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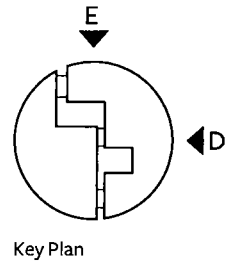




## EAST AND SOUTH ELEVATIONS

### Keynote Legend:

- 1 Reclaimed Chicago Common Brick
- 2 Anodized Aluminum Framed Curtain Wall with Bronze Insulated Low-E Glass
- 3 Anodized Aluminum Framed Curtain Wall with Reflective Bronze Insulated Low-E Glass
- 4 Doors
- 5 Anodized Aluminum Coping
- 6 Anodized Aluminum Expanded Metal Screen
- 7 Roof Top Unit



0 10' 20' 40'

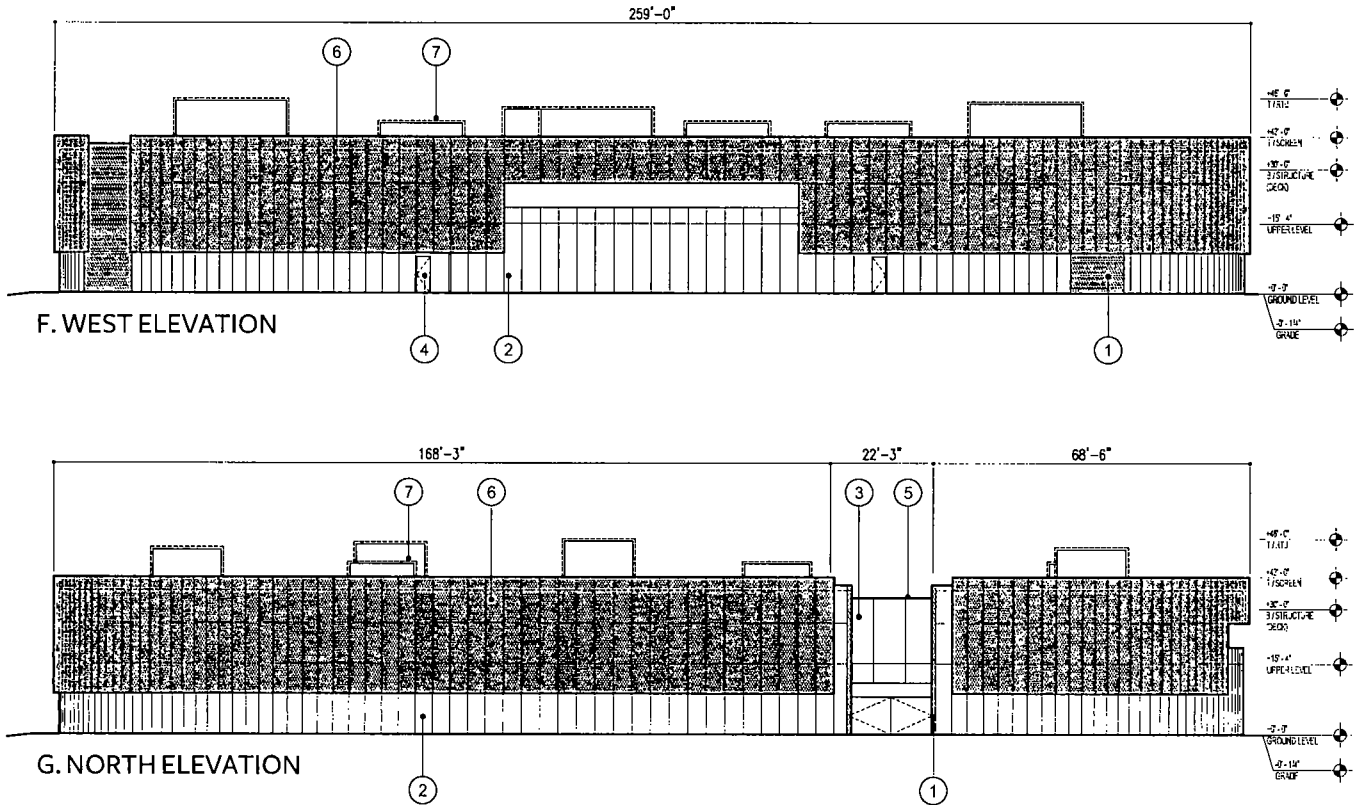
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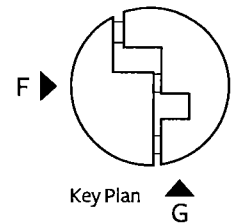
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## WEST AND NORTH ELEVATIONS

### Keynote Legend:

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- 4 Doors
- 5 Anodized Aluminum Coping
- 6 Anodized Aluminum Expanded Metal Screen
- 7 Roof Top Unit



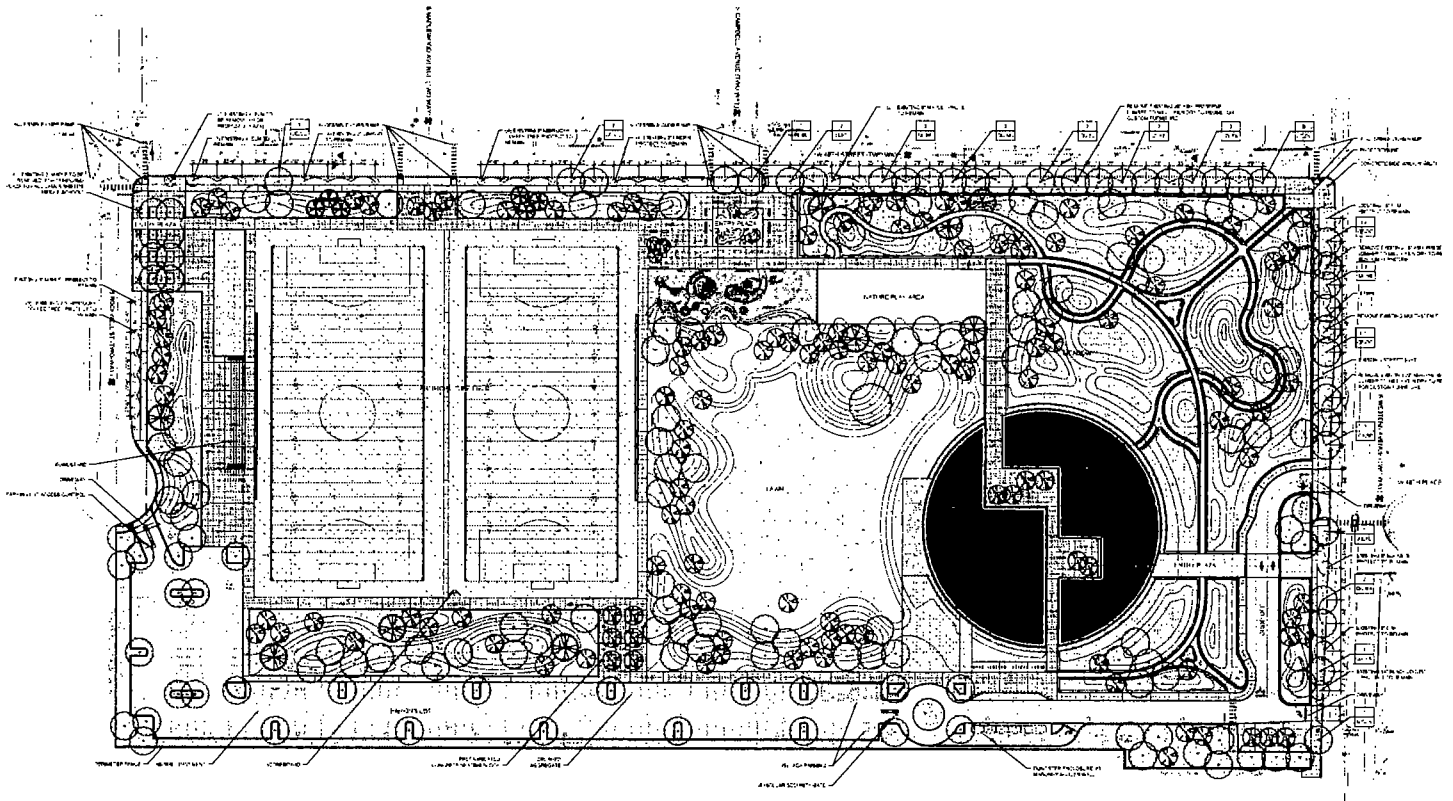
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## SITE LANDSCAPE PLAN

### Drawing Legend:

	Shade Tree		Exposed Aggregate Concrete
	Ornamental Tree		Integral Colored Concrete
	Meadow		Rubber Play Surfacing
	Lawn		Precast Concrete Pavers
	Artificial Turf		Compacted Aggregate
	Directional Brushed Concrete		Asphalt
			Add Alternate Permeable Pavers
			Grasscrete

project north



0 50' 100' 200'

APPLICANT CHICAGO PARK DISTRICT

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6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

N/A

7. On what date did the owner acquire legal title to the subject property? December 2018

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District M2-2 and C1-2 Proposed Zoning District POS-1 and then to Planned Development

10. Lot size in square feet (or dimensions) 758,722 square feet

11. Current Use of the property vacant

12. Reason for rezoning the property to allow for new Chicago Park District headquarters and fieldhouse

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Applicant is proposing to construct a new Chicago Park District headquarters including a new headquarters building conjoined with a field house set within a new community park. The proposed joint headquarters/field house building will be approximately 88,800 square feet with a maximum building height of 42 feet.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

HEATHER GLEASON, being first duly sworn on oath, states that all of the above  
statements and the statements contained in the documents submitted herewith are true and correct.

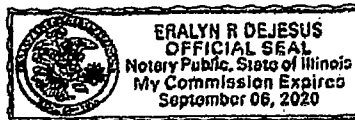
Heather Gleason

Heather Gleason Applicant

Signature of Applicant

Subscribed and Sworn to before me this  
3rd day of April, 2020.

Erilyn R. DeJesus  
Notary Public



For Office Use Only

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

akerman

Jack George

Akerman LLP  
71 South Wacker Drive  
47th Floor  
Chicago, IL 60606

T: 312 634 5700  
F: 312 424 1900

April 8, 2020

Chairman, Committee on Zoning  
Room 200 - City Hall  
Chicago, Illinois 60602

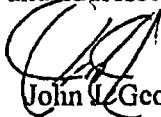
Re: Chicago Park District  
4800-4858 South Western Avenue; 2401-2559 West 48<sup>th</sup> Street, Chicago, Illinois

The undersigned, John J. George, being first duly sworn on oath, deposes and says the following:

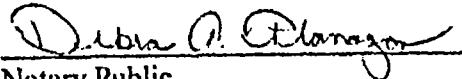
The undersigned certifies that he has complied with the requirements of Sec. 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of said property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately April 8, 2020.

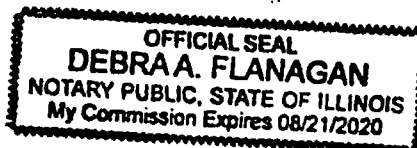
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

  
John J. George

Subscribed and sworn to  
before me this 8<sup>th</sup> day of  
April, 2020

  
Notary Public

52593370;1





# akerman

Jack George

Akerman LLP  
71 South Wacker Drive  
47th Floor  
Chicago, IL 60606

T: 312 634 5700  
F: 312 424 1900

April 8, 2020

Re: Application for Planned Development  
4800-4858 South Western Avenue; 2401-2559 West 48<sup>th</sup> Street, Chicago, Illinois

Dear Property Owner:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, please be informed that on or about April 8, 2020, I, the undersigned attorney, will file an application on behalf of the Applicant, Chicago Park District, for a change in zoning from M2-2 Light Industry District and C1-2 Neighborhood Commercial District to POS-1 Parks and Open Space District and then to Planned Development for the property commonly known as 4800-4858 South Western Avenue; 2401-2559 West 48<sup>th</sup> Street, Chicago, Illinois.

The Applicant proposes to construct a new Chicago Park District headquarters on the property including a new headquarters office building conjoined with a new field house, set within a new community park. The proposed joint headquarters/field house building will be approximately 88,800 square feet with a maximum building height of 42 feet.

The Applicant and Property Owner is: Chicago Park District whose address is 541 N. Fairbanks Ct., 3<sup>rd</sup> Floor, Chicago, IL 60611.

I am the attorney for the Applicant. My address is 71 S. Wacker Dr., Suite 4700, Chicago, Illinois 60606.

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send you this notice because you own property located within 250 feet of the proposed development.

Sincerely,



John J. George